



# City of West Allis

## Meeting Minutes

### Plan Commission

7525 W. Greenfield Ave.  
West Allis, WI 53214

---

Wednesday, January 26, 2022

6:00 PM

City Hall - Virtual 7525 W Greenfield Ave.

---

#### REGULAR MEETING

#### A. CALL TO ORDER

#### B. ROLL CALL

**Present** 8 - Wayne Clark, Kathleen Dagenhardt, Brian Frank, Rossi Manka, Amanda Nowak, Eric Torkelson, Jessica Katzenmeyer, and Dan Devine

**Excused** 2 - David Raschka, and Ben Holt

#### Others Attending

Thomas Bell, Omer Audi, Shaun Sullivan, James Bohn, David Schneck and Joan Sternweis

#### Staff

Steve Schaer, AICP, Manager of Planning and Zoning  
Zac Roder, Planner

#### C. APPROVAL OF MINUTES

1. [22-0011](#) December 1, 2021 Draft Minutes

**Attachments:** [December 1, 2021 Draft Minutes](#)

Clark moved, seconded by Dagenhardt to Approved this matter, motion carried.

#### D. NEW AND PREVIOUS MATTERS

- 2A. [22-0012](#) Special Use Permit for a restaurant use to be located at 7629 W. Greenfield Ave.

**Attachments:** [\(SUP-SLA\) 7629 W Greenfield Ave Ethiopian Coffee Shop](#)

Items 2A & 2B were taken together.

Zac Roder presented.

**Recommendation:** Common Council approval of the Special Use Permit for a restaurant use to be located at 7629 W. Greenfield Ave. and approval of the Site, Landscaping and Architectural Plans for Ethiopian Coffee Shop, a proposed cafe to be located at 7629 W. Greenfield Ave., submitted by Amina Bell. (Tax Key 452-0026-000), subject to the following:

1. A revised site plan being submitted to the Planning and Zoning office: (a) specify general overall scope of improvements to the rear yard of the property, specifically refuse location, removal of remnant chain-link fence and clean-up/removal of weeds, graffiti, and dead tree; (b) maintain access way to rear ingress/egress tenant doors.

2. Common Council approval of the special use. A public hearing before the Common Council is expected to be scheduled for February 17 at 6pm.

**Clark moved, Frank seconded, to approve all the actions on item nos. #2A - #2B consent vote, motion carried on a consent vote.**

**2B. [22-0013](#)**

Site, Landscaping, and Architectural Plans for Ethiopian Coffee Shop, a proposed cafe to be located at 7629 W. Greenfield Ave. submitted by Amina Bell. (Tax Key 452-0026-000)

**Attachments:** [\(SUP-SLA\) 7629 W Greenfield Ave Ethiopian Coffee Shop](#)  
[7629 W Greenfield Ave - Ethiopian Coffee Shop - Application](#)

*Items 2A & 2B were taken together.*

*Zac Roder presented.*

**Recommendation:** Common Council approval of the Special Use Permit for a restaurant use to be located at 7629 W. Greenfield Ave. and approval of the Site, Landscaping and Architectural Plans for Ethiopian Coffee Shop, a proposed cafe to be located at 7629 W. Greenfield Ave., submitted by Amina Bell. (Tax Key 452-0026-000), subject to the following:

1. A revised site plan being submitted to the Planning and Zoning office: (a) specify general overall scope of improvements to the rear yard of the property, specifically refuse location, removal of remnant chain-link fence and clean-up/removal of weeds, graffiti, and dead tree; (b) maintain access way to rear ingress/egress tenant doors.
2. Common Council approval of the special use. A public hearing before the Common Council is expected to be scheduled for February 17 at 6pm.

**Clark moved, Frank seconded, to approve all the actions on item nos. #2A - #2B consent vote, motion carried on a consent vote.**

**Passed The Block Vote**

**Clark moved, Frank seconded, to approve all the actions on item nos. #2A - #2B consent vote, motion carried on a consent vote.**

**3. [22-0014](#)**

Site, Landscaping, and Architectural Plans for a proposed professional office use to be located at 11548 W. Theo Trecker Way, submitted by Mark A. Molinaro Jr. (Tax Key 414-9992-017)

**Attachments:** [\(SLA\) 11548 W Theo Trecker Way](#)

*Steve Schaer presented.*

**Recommendation:** Approval of the Site, Landscaping, and Architectural Plans for a proposed professional office use to be located at 11548 W. Theo Trecker Way, submitted by Mark A. Molinaro Jr. (Tax Key 414-9992-017).

**Clark moved, seconded by Dagenhardt to Approved this matter, motion carried.**

4. [22-0015](#) Right of Way vacation, 29\*\* S. Waukesha Rd. submitted by David Schneck and Joan Sternweis. (abutting Tax Keys 521-9948-000, 521-9947-003 & 521-9947-005)

**Attachments:** [\(VAC\) ROW - 29\\*\\* S Waukesha Rd](#)  
[VAC - 2900 Block of Waukesha Rd - Application](#)

*Steve Schaer presented.*

**Recommendation:** *Common Council approval of the Right of Way vacation, 29\*\* S. Waukesha Rd. submitted by David Schneck and Joan Sternweis. (abutting Tax Keys 521-9948-000, 521-9947-003 & 521-9947-005).*

**Clark moved, seconded by Dagenhardt to Approved this matter, motion carried.**

5. [O-2022-0024](#) Ordinance to repeal and recreate the City Zoning Code.

**Sponsors:** Safety and Development Committee

**Attachments:** [\(ORD\) City Zoning Code](#)  
[\(ORD\) City Zoning Code - February. 23, 2022](#)  
[Executive Summary - February 23, 2022](#)  
[2022-03-15 - PH Notice - Ordinance to repeal and recreate the City Zoning Code \(O-2022-0024\)](#)

*Zac Roder presented*

**Discussion Purposes Only**

6. [22-0016](#) 2021 Planning & Zoning Annual Report

**Attachments:** [2021 Annual Report](#)

*Zac Roder presented*

**This matter was Discussed.**

## E. ADJOURNMENT

*There being no other business, a motion was made by Wayne Clark and seconded by Kathleen Dagenhardt to adjourn the Plan Commission meeting at 6:54 p.m.*

*The motion carried unanimously*



All meetings of the {bdName} are public meetings. In order for the general public to make comments at the committee meetings, the individual(s) must be scheduled (as an appearance) with the chair of the committee or the appropriate staff contact; otherwise, the meeting of the committee is a working session for the committee itself, and discussion by those in attendance is limited to committee members, the mayor, other alderpersons, staff and others that may be a party to the matter being discussed.

**NON-DISCRIMINATION STATEMENT**

The City of West Allis does not discriminate against individuals on the basis of race, color, religion, age, marital or veterans' status, sex, national origin, disability or any other legally protected status in the admission or access to, or treatment or employment in, its services, programs or activities.

**AMERICANS WITH DISABILITIES ACT NOTICE**

Upon reasonable notice the City will furnish appropriate auxiliary aids and services when necessary to afford individuals with disabilities an equal opportunity to participate in and to enjoy the benefits of a service, program or activity provided by the City.

**LIMITED ENGLISH PROFICIENCY STATEMENT**

It is the policy of the City of West Allis to provide language access services to populations of persons with Limited English Proficiency (LEP) who are eligible to be served or likely to be directly affected by our programs. Such services will be focused on providing meaningful access to our programs, services and/or benefits.